

**Town of La Pointe Zoning
Town Plan Commission Regular Monthly Meeting Minutes
May 18, 2011**

Town Plan Commission (TPC) Members Present: Ted Pallas, Chair, Charles Brummer, Vice-Chair, Larry Whalen, Greg Thury, Ron Madich (arrives at 4:22), Suellen Soucek, Carey Baxter (7).

Town Plan Commission Members Absent: none.

Public Present: Steve McHugh, Paul Brummer, Lois Carlson, Mike Starck, Michael Childers, Todd Carlson, Kate Bortell (7).

Town Staff Members Present: Margaretta Kusch, ZCA (1).

I. Call to Order/Roll Call

Chair Pallas called the meeting to order at 4:03 PM at the Town Hall. Roll call reflected members present or absent as recorded above.

II. Public Comment

Lois Carlson asks to speak at item VII.c. Chair Pallas responds that she can, as she represents the Chamber of Commerce (the organizers of the Chef's Expo), but reminds the public that as this is not a Public Hearing, the time to comment is now.

P. Brummer hopes the board will tell Mr. Meech to follow the conditions of his Conditional Use Permit and not allow this clear violation to take place.

M. Starck asks what the Comprehensive Economic Development Strategy is. Chair Pallas responds that Roads Foreman Keith Sowl has passed it on to the Town Plan Commission and it is basically a compilation of future proposed projects.

III. Approval of Previous Meeting Minutes

a. Town Plan Commission Special Monthly Meeting, May 4, 2011

- In item VI.a, first bullet point, seventh paragraph, insert *"existing"* after *"C. Brummer further states that improvement of the."*
- In item VI.b, third bullet point, change *"ise"* to *"use."*
- In item VI.b, eleventh bullet point, third sentence, insert *"to"* in between *"authorized"* and *"remove."*

G. Thury moves to approve the Town Plan Commission Special Monthly Meeting minutes of May 4, 2011, as amended. S. Soucek seconds. 5 aye, 1 abstain (C. Baxter). Motion Carries.

b. Town Plan Commission Special Meeting, May 11, 2011

- On page 4, first paragraph, insert *"on the"* in between *"based"* and *"nature."*
- In item III.b, replace *"stamp of approval"* with *"final review."*

G. Thury moves to approve the Town Plan Commission Special Meeting minutes of May 11, 2011, as amended. L. Whalen seconds. All in favor, 5 aye, 1 abstain (S. Soucek). Motion Carries.

IV. Zoning Administrator's Report

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On file.

IV. Consideration and/or Action of Permit Applications

- **Ives, Scott/Zuehlke, Stephanie RE: Certified Survey Map @ LP #014-00196-0100, 723 Miller Farm Rd.**
Chair Pallas moves to postpone this item till the next meeting. G. Thury seconds. All in favor, 6 aye. Motion Carries.
- **Bohn, Lorene RE: sign @ LP #014-00436-0560, Condo Unit 106, 260 Main St.**
C. Brummer moves to approve the application as submitted. S. Soucek seconds. All in favor, 6 aye. Motion Carries.
- **Wakem, Steven & Deborah RE: Land Use Permit application and travel trailers @ 662 Miller Farm Rd. LP #014-00202-0500.**
Chair Pallas moves to postpone this item till the next meeting. S. Soucek seconds. All in favor, 6 aye. Motion Carries.

VI. Old Business

a. **CAPP Committee amended five-year Parks and Recreation plan: review and recommend to Town Board.**

The Town Plan Commission reviews the plan and the comments K. Sowl has submitted regarding it. The Town Plan Commission agrees with both the CAPP Committee and K. Sowl's suggested changes. In addition, the following changes are made:

- All formatting and grammar to be regularized
- On page 3, first paragraph, insert "*this*" in between "*The Objective of*" and "*recreation plan.*"
- On page 4, under Long Term Improvements, item h., add "*per Madeline Sanitary District*" after "*Add outdoor showers.*"
- On page 5, item 3 of Recommendations, delete "*and*" from "*Pass ordinances to regulate and the use of Big Bay Town Park by commercial enterprises.*"
- On page 6, item 9, change "*upgradeding*" to "*upgrading.*"
- On page 6, item 12, insert "*camping*" in between "*Raise*" and "*rates.*"
- On page 7, under Harry Nelson Recreation Center, delete "*and*" in between "*playground area*" and "*storage building.*"
- On page 9, change text of Ojibway Memorial Park to "*This is 1.75 acres of land with pond surrounding the grave of Chief Oshoga. This area is within a State Archaeological site and is near a cemetery.*"
- On page 9, under Other Land, insert "*the*" before "*State Park*" in both instances and replace "*next*" with "*adjacent.*"

- On page 10, under Grant's Point/Old Fort Road Lake Access, delete "*Town should consider acquiring more land here.*"
- On page 11, under North Shore Lake Access, delete "*primitive.*"

(R. Madich arrives at 4:22 pm).

G. Thury moves to recommend to the Town Board approval of the five-year Parks and Recreation plan with amendments made tonight and pending clarification from the Zoning Administrator regarding Lake Access Point R. (*alley between Blocks 28 (lot 2 of CS 231) and Block 29*)." S. Soucek seconds. All in favor, 7 aye. Motion Carries.

VII. New Business

a. Review and possibly change Town Plan Commission by-laws.

Chair Pallas moves to change agenda so that New Business is moved to before Old Business. G. Thury seconds. All in favor, 7 aye. Motion Carries.

b. Comprehensive Economic Development strategy: Review document and make recommendation to Town Board.

Chair Pallas states that K. Sowl copied this to the Town Plan Commission as it will probably become a Town Plan Commission responsibility in the future, although the current one doesn't need input from the commission.

c. Craftivity, Inc., RE: review and interpretation of Conditional Use Permit re Chequamegon Bay Chef's Exhibition. 978 Middle Rd, LP #014-00178-0200.

Chair Pallas states that his understanding of the matter is that Charlie Meech inquired about holding the Chef's Expo at Madeline Island School of the Arts (MISA). The Zoning Administrator told him that the Town Plan Commission has to make the interpretation of the Conditional Use Permit regarding this. In an email, Mr. Meech states that Article I: Uses, item C, of the Conditional Use Permit reads "*Serve as a site for social gatherings related to the promotion and/or financial support of the art and craft activities conducted at the premises.*" Chair Pallas states that that is what the Town Plan Commission's decision is being made on.

Lois Carlson states that the event will be well attended by the demographic that potential students also come from. It would be a joint marketing event, a way to advertise MISA. She reads a definition of art, and states that the planners are viewing food as art in the context of this event. She further states that the Chef's Expo has previously been held at the Bell St. Tavern, but since that venue closed, the Chamber of Commerce has to find an alternative venue and MISA is the only suitable space. The Chef's Expo is the Chamber's biggest fundraiser. Ms. Carlson further states that MISA and events such as the Expo are supported by the Comprehensive Plan, on pages 2-2, 3-6, and 4-6.

C. Brummer asks about the Clubhouse as a venue. Ms. Carlson responds that the music camp is in session at that point.

Chair Pallas feels that it is a stretch to argue that this event is covered in Article I c. He also feels that allowing this would open the doors to any number of other events.

L. Whalen doesn't feel that it *is* that much of a stretch. He also feels that the argument that food can be art is valid.

Kate Bortell states that MISA has a non-profit wing with which they want to start raising scholarships, and that these would be scholarships to classes to which anyone, including islanders, could apply for. She believes that the phrase (Article I c) was put in the Conditional Use Permit for that purpose.

R. Madich states that this is clearly a marketing tool for MISA as well as a venue for the Chamber to hold the Expo.

C. Baxter notes that there is a cover charge and asks where the money will go. Ms. Carlson responds that the money goes to the Chamber. The Chamber will also give a nominal donation to MISA in the amount of \$300.

C. Brummer feels this would fly in the face of the Conditional Use Permit's Article V (*"This Conditional Use Permit is conditioned on the premises being used as an art school. If the premises are used for any purpose other than an art school that will be grounds for immediate termination of the Conditional Use Permit"*).

C. Brummer then distributes a bulk mailing he received from the Madeline Island Wilderness Preserve of their Summer 2011 Program. On it, the MIWP has listed its Annual Spring Meeting and Evening Reception as being held at MISA (with a \$30 entry fee).

Chair Pallas notes that Mr. Meech already wants to build more dorms. He states that if MISA wants to hold these types of events and make changes such as building dorms, they need to apply for an amendment to their Conditional Use Permit.

C. Baxter notes that no one is being taught cooking at this Expo. The food is being prepared off-site. He feels it is a stretch to say that the Expo is "promotion and/or financial support" of activities conducted at the premises.

G. Thury moves to deny approval of the interpretation of the Conditional Use Permit for MISA to be used for the Chequamegon Chef's Exposition. C. Brummer seconds. All in favor, 5 aye, 1 nay (R. Madich), 1 abstain (S. Soucek). Motion Carries.

VIII. Future Agenda Items

- Ives, Scott/Zuehlke, Stephanie Certified Survey Map @ 723 Miller Farm Rd.
- Wakem, Steven & Deborah Land Use Permit application and travel trailers @ 662 Miller Farm Rd.

IX. Schedule Future Meetings

- Special Monthly Meeting to be held Wednesday, June 1, 2011, at 4:30 pm.

(L. Whalen leaves at 5:52 pm).

X. Adjournment

G. Thury moves to adjourn. S. Soucek seconds. All in favor, 6 aye. Motion Carries. Meeting ends at 5:45 pm.

Town Plan Commission minutes respectfully submitted by Margaretta Kusch, ZCA on Thursday, May 19, 2011.

Town Plan Commission minutes approved as amended by Margaretta Kusch, ZCA on Wednesday, June 01, 2011.